

**City Council
Pre-Agenda Meeting
January 10, 2006
4:00 p.m.**

Please note item IV: Ginger Booker, Assistant Director of the Piedmont Triad Council of Governments will hold a pre-retreat discussion at the conclusion of business items 1-7.

I. Welcome

II. Invocation

III. Proposed items for the January 17, 2006 Regular Meeting of the Trinity City Council

Review and Approval of Minutes

1. December 13, 2005 Pre-agenda Meeting
2. December 20, 2005 Regular City Council Meeting

Reports

3. Audit Report/FY 2004 – 2005 (LaVonne Montague, CPA, Dixon-Hughes PLCC)
4. Randolph County Economic Development Corporation annual report (Bonnie Renfro, President)

Unfinished Business

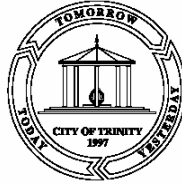
5. Resolution directing that the street improvements on Cold Brook Ct. be undertaken

New Business

6. Colonial Village Final Plat
7. (Closed Session) Performance Evaluation of City Manager

Additional Pre-Agenda Meeting Business

- IV. Pre-Retreat Discussion (Ginger Booker, Assistant Director Piedmont Triad Council of Governments)
- V. Business from Mayor and Council
- VI. Business from City Manager
- VII. Adjournment



**City Council
Pre-Agenda Meeting
January 10, 2006
4:00 p.m.**

The regularly scheduled Pre-Agenda Meeting of the Trinity City Council was held on Tuesday, January 10, 2006 at Trinity City Hall, 6701 NC Highway 62, Trinity, and NC 27370.

MEMBERS PRESENT: Mayor, Fran Andrews; Council members Karen Bridges, Phil Brown, Barbara Ewings, Barry Lambeth, Bob Labonte, Dwight Meredith, Edith Reddick, and Miles Talbert.

MEMBERS ABSENT: None

OTHERS PRESENT: City Manager, Ann Bailie; City Attorney, Bob Wilhoit; City Planning/Zoning Code Enforcement Administrator, Adam Stumb; Assistant to the Clerk, Diana Schreiber; City Engineer, Randy McNeill, Davis, Martin, Powell and Associates; Ginger Booker Piedmont Triad Council of Governments; and other interested parties.

ITEM 1. Welcome

Mayor Andrews called the January 10, 2006 Regular Pre-Agenda Meeting of the Trinity City Council to order at 4:00 pm and welcomed everyone present.

ITEM II. Invocation

The invocation was given by Council member Lambeth.

ITEM III. Proposed Items for the January 17, 2006 Regular Meeting of the Trinity City Council.

Review and Approval of Minutes

- 1. December 13, 2005 Pre-Agenda Meeting**
- 2. December 20, 2005 Regular City Council Meeting**

Mayor Andrews called for discussion and or motion to add these items to the January 17, 2006 Regular Meeting Agenda.

December 13 Pre-Agenda Meeting Minutes

Council member Reddick made a motion to add this item to the January 17, 2006 Regular Meeting Agenda. The motion was seconded by Council member Bridges and approved unanimously by all Council members present.

December 20 Regular City Council Meeting Minutes

Council member Lambeth made a motion to add this item to the January 17, 2006 Regular Meeting Agenda. The motion was seconded by Council member Talbert and approved unanimously by all Council members present.

Reports

- 3. Audit Report/FY 2004 – 2005 (LaVonne Montague, CPA, Dixon-Hughes PLCC)**

Mayor Andrews called for discussion and or motion to add these items to the January 17, 2006 Regular Meeting Agenda.

Council member Talbert made a motion to add this item to the January 17, 2006 Regular Meeting Agenda. The motion was seconded by Council member Reddick and approved unanimously by all Council members present.

4. Randolph County Economic Development Corporation Annual Report (Bonnie Renfro, President)

Mayor Andrews called for discussion and or motion to add this item to the January 17, 2006 Regular Meeting Agenda.

Council member Reddick made a motion to add this item to the January 17, 2006 Regular Meeting Agenda. The motion was seconded by Council member Talbert and approved unanimously by all Council members present.

Unfinished Business

5. Resolution Directing That the Street Improvements on Cold Brook Court be Undertaken.

Mayor Andrews called for discussion and or motion to add these items to the January 17, 2006 Regular Meeting Agenda.

Manager Bailie discussed the status of the original petition for Cold Brook Court which was signed by six of the eleven property owners. One of the non-signers, Mr. Murphy, spoke in opposition to the street paving project at the meeting last month. Another one of the non-signers, Bobby Campbell, spoke in favor of the project. The current status of project is: 7 in favor of the project and 4 non-signers. Council member Meredith discussed a City policy that requires citizens to bring a road up to state standards prior to the City paving and taking over maintenance of the road. Manager Bailie advised Council that she was unaware of such policy. Council member Brown expressed concern about the financial impact that assessment would have on some citizens. The assessment would be approximately \$3000 per lot, to be paid over a 10 year period.

Manager Bailie encouraged Council to decide whether they would consider requests for street improvements as provided by the NC General Statutes with less than 100% support for assessment.

Council members discussed several issues including hardship exemptions and the state's policy of requiring property owners to improve roads to state standards prior to acceptance into the state's road system. NC General Statutes authorize municipalities to share the cost of improvements with property owners and assess their share of the assessment over a ten year period. It is the responsibility of Council to determine whether there should be unanimous agreement among property owners to share the cost of improving roads, and development of a paving policy within its municipality's limits.

Council member Bridges made a motion to put the issue on next week's Council Meeting's agenda. With no second, the motion died on the floor.

Council member Meredith made a motion to go back to property owners to arrange for payment, if they can arrange total cost payment, Council would consider paving the street. If not, then paving will not be offered. Councilmember Brown seconded Councilmember's Meredith's motion.

Prior to the vote, Council member Brown discussed the possibility of tabling this issue due to financial burden on certain property owners. Due to the assessment costs and the coercive nature of forcing paving expenditures on the elderly, Council member Brown stated the he could not support assessing those persons. However, he does support paving the road.

After discussion, Council member Meredith withdrew his original motion to go back to property owners to arrange for payment, if they can arrange total cost payment, Council would consider paving the street. If not, then paving will not be offered.

Council member Brown withdrew his second to Council member Meredith's original motion.

Mayor Andrews suggested that Council allow the Utilities Committee to consider and review the information presented on the options for street paving. They will review and make recommendations for the items to be included in a possible Street Paving Policy based on the information. Their recommendation can then be reviewed by Council for possible consideration.

Councilmember Brown made a motion for this issue to be referred to the Utility Committee for policy formulation, seconded by Councilmember Talbert, and approved unanimously by all Council members present.

Attorney Wilhoit advised Council members the City could authorize a discount to those residents who make their assessment payments early, such as, within 30 days of the billing.

New Business

6. Colonial Village Final Plat

Mayor Andrews called for discussion and or motion to add these items to the January 17, 2006 Regular Meeting Agenda.

Mr. Stumb, City Planner, presented the final Colonial Village Plat (map) and advised Council the engineering firm Anderson & Associates had reviewed and approved the site plan. Jim Billups, from Anderson & Associates, will attend next week's Council Meeting to answer engineering questions about the project. Planner Stumb explained that the property had been rezoned and the Planning & Zoning Board had approved the Preliminary Site Plan which included all engineering. The developer wants to proceed with the Phase I development. Progressively, each Phase will be evaluated and submitted to the Planning & Zoning Committee for review. The results will be presented to Council. Council member Meredith asked if the percentage of commercial and residential lots had changed since the rezoning. Planner Stumb advised Council members there had been no change in this composition. There are 7.16 acres included in the Highway Commercially zoned area.

Council member Talbert made a motion to add this item to the January 17, 2006 Regular Meeting Agenda. The motion was seconded by Council member Brown and approved unanimously by all Council members present.

7. (Closed Session) Performance Evaluation of City Manager

Mayor Andrews called for discussion and/or motion to add this item to the January 17, 2006 Regular Meeting Agenda.

Council member Lambeth, Chairman of the Personnel Committee, provided a copy of a letter written by Manager Bailie to council members who had not yet received it.

After a brief discussion, Council member Meredith made a motion to add this item to the January 17, 2006 Regular Meeting Agenda. The motion was seconded by Council member Ewings and approved unanimously by all Council members present.

Additional Pre-Agenda Meeting Business

ITEM IV. Pre-Retreat Discussion (Ginger Booker, Assistant Director Piedmont Triad Council of Governments)

Mayor Andrews opened this item and turned discussion over to Ms. Booker.

Ms. Booker, Piedmont Triad Council of Governments, presented ideas on how to streamline the Retreat Agenda. She recommended that Council prioritize the list of proposed agenda items. She discussed the two categories of retreats: 1) reports from staff, engineering, with reactions by council; and 2) where council decides on issues prior to retreat (effective functioning and goal setting; while concentrating on 2 to 3 issues to discuss among themselves). Ms. Booker advised Council the current Retreat Agenda consists of both. She asked Council if they were interested in **reports and feedback or goal, priority, and interaction interests**. If goals and priorities are discussed at the Retreat, it doesn't guarantee agreement. Council member Bridges asked for policy discussions about specific services.

After a brief discussion concerning how to proceed; Council members prioritized the Retreat Memo with its Agenda listing and returned them to Ms. Booker for compilation.

Ms. Booker provided Council members with an article titled "Ground Rules for Effective Groups", by Roger Schwarz to allow Council members to refresh their knowledge on group communication prior to the Retreat.

She reviewed the scheduled time of the Retreat. The Retreat is scheduled to begin at 8:30 a.m. and conclude at 3 pm unless additional time is needed. If so we can continue until 4:00 or 4:30 pm.. Ms. Booker advised Council that their feedback from the list would help to set the Retreat Agenda. She advised Council members that she would provide the finished Agenda to Manager Bailie prior to the Annual Retreat if they would like a copy for review.

ITEM V. Business from Mayor and Council

Mayor

Mayor Andrews discussed ways to generate citizen attendance. She felt that by involving citizens to lead the Pledge of Allegiance and ministers to give the Invocation at monthly meetings would be a way to increase civic participation.

ITEM VI. Business from City Manager

Manager

Manager Bailie discussed the Memo from Pre-Agenda packet. Agenda materials will now be provided on punched paper, binder-ready, to help keep Council organized.

Congratulations were also extended to Planner Stumb for passing the Zoning Certification Course and Council was advised that he is now a NC Certified Zoning Official. Manager Bailie noted Mr. Stumb's monthly zoning reports with code enforcement activity that contained before and after photos.

A program entitled the "Essentials of Municipal Government" will take place in Greensboro; registration by Council members is encouraged. This program is designed to help elected officials understand municipal government, along with current local issues. Date: Feb 14-16; registration is due by next week and the City will pay the registration fee. Contact Manager Bailie if interested.

The NC General Assembly passed changes in legislation that affect zoning and development; these are effective January 01, 2006. Planner Stumb is working to adjust Trinity's ordinances to incorporate the changes. The Planning & Zoning Committee will review specific changes at their January meeting. After review by Planning and Zoning, the recommended changes will be presented to Council at the February Pre-Agenda Meeting.

ITEM VII. Adjournment

With no other business, Mayor Andrews called for a motion to adjourn the meeting of the January 10, 2006 Pre-Agenda Meeting of the Trinity City Council at 5:30 p.m.

Motion by Council member Ewings to a adjourn the January 10, 2006 Pre-Agenda Meeting of the Trinity City Council, seconded by Council member Meredith and approved unanimously by all Council members present.

These minutes were approved as written by the Trinity City Council at their Regular Meeting on February 21, 2006 upon motion by Council member Ewings, seconded by Council member Talbert and approved unanimously by all Council members present.